ATTACHMENT E PROJECT BUDGETThe budget shows only costs funded by NSP. The program income section assumes that development costs are 100% financed by NSP.

			2011								2012			
Sequential months in 2010 and 2011.	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar-Nov	TOTALS		
HOME DEVELOPMENT ACTIVITIES	,	varie	30.17	,	Sept	000		200	5411	. 62		1017125		
Acquisition agreements (housing units)												0		
Acquisition closings (housing units)												0		
Construction specs/est's completed (units)												0		
Rehabs/new construction completed (units)												0		
Housing units sold												0		
INCOME TARGETING AND SETASIDE EXPENDITURE	S													
Homes sold to households =<50% AMI												0		
Homes sold to households at <120% AMI												0		
Projected NSP expenditures for =<50% setaside	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Cumulative setaside expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Set-aside expenses as % of total NSP expenditures	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			
HOMEBUYER INTAKES, PRE-QUALIFYING AND COU	INSFLING ACT	TIVITIES												
Assumed number of intakes per home closed		By Developer												
Assumed # counseling clients per home sold		By City contra												
Estimated total intakes	0		0	0	0	0	0	0	0	0	0	0		
Estimated # of clients counseled (ind/couples)	0				_	0		_	0			_		
(may cooperate	_	Other												
PROJECTED AVERAGE SF UNIT COSTS	NSP Funded	Funding	Total		BREAKDOWN	OF CONSTRU	CTION, SALES	AND SOFT COS	STS					
Acquisition	\$0	\$0	\$0	BREAKDOWN OF CONSTRUCTION, SALES AND SOFT COSTS Construction hard costs \$0										
Construction, sales and soft costs	\$0	\$0	\$0	Marketing/sales costs, per home (approx. 8.3% of price)					\$0					
Developer fees or reimbursed management costs	\$0	\$0	\$0		Other soft costs, including site security \$0									
Cash down payment assistance	\$0					.,			, -	ļ.				
Costs of outreach and intakes, per client	\$0	\$0		Services are funded by developer fee										
Costs of training and counseling, per client	\$0	\$0		O Services are funded by City contract with third party										
Costs of NSP subsidy loan origination, per client	\$0			0 Services are provided in-kind by City										
Total Costs	\$0		\$0	- ' ' '										
PROJECTED NSP FUNDS EXPENDED	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar-Nov	TOTALS		
Outreach and intakes	\$0					\$0	\$0	\$0	\$0	\$0				
Training and counseling, per client	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0				
Loan origination (NSP 2nd mortgage)	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0				
Acquisition costs	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0			
Developer fees or reimbursed development			,,,	,,,	[,,,		,,,	۲۰		,,,			
project management costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Construction, sales and soft costs	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0				
Cash down payment assistance	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0				
Subtotal, program delivery	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0		\$0		
Program Administration	\$0	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0			
TOTAL PROJECTED NSP EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
CUMULATIVE PROJECTED NSP EXPENDITURES	\$0	\$0	\$0	·	·	\$0	\$0	\$0	\$0	\$0		· ·		
	γo	γo	γU	γU	γo	γo	γU	γo	γo	γo	γo			

NSP PROGRAM INCOME PROJECTIONS												
Average NSP development/sales cost per home	\$0	Includes all c	osts other the	an cash down j	payment assist	ance						
(less) Average development subsidy	\$0	Funds the an	ount of deve	lopment expe	nses over mark	et value (hom	es will be sold	at market valu	ıe)			
(equals) Average market value/sales price	\$0											
Average NSP mortgage assistance	\$0											
Average NSP cash down payment assistance	\$0											
Payoff of other development financing	\$0	Total of acquisition, construction, sales cost, soft cost and developer fee paid by others										
Net recapture of NSP funds per home at sale	\$0	Sales price less: NSP mortgage assistance, NSP cash down payment assistance (nets out additional advance), and payoff of other development financing										
	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	TOTALS
Recapture per period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cumulative recaptured funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Target areas for activities (list of census tracts):